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**Z-2559**  
**GDI CONSTRUCTION**  
**PDNR to NB**

**STAFF REPORT**  
**November 14, 2013**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner is requesting rezoning of the Hilltop Planned Development located on the north side of Sagamore Parkway West, between Nighthawk Drive and Soldiers Home Road, more specifically, 200 Sagamore Parkway West, West Lafayette, Wabash 7 (NE) 23-4. The owner's plan is to demolish the existing buildings and redevelop the site under NB zoning for a Goodwill retail store.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The site in question is currently zoned PDNR consistent with Hilltop Planned Development (Z-2193), approved by the city council in October of 2004. Final Detailed Plans for the project were approved in January of 2005. Prior to this rezone action the property was zoned NB. The main purpose of the 2004 planned development rezone was to legitimize some preexisting non-conforming businesses in an existing building while allowing for further commercial expansion within the structure with some use restrictions. Zoning south, across Sagamore Parkway, is GB. NB zoning is located immediately adjacent to the west and east while to the north of the property there is R1 zoning. A number of planned developments are located to the east including Wabash Gardens (Z-850), Castle Ridge (Z-1100), Vintage Square (Z-1337) and Tower of Ivory (Z-2147). Other planned developments to the west include City Hall (Z-2044), Sagamore Park Center (Z-2049), Westminster Village (Z-2168) and Wabash Village (Z-2176).

**AREA LAND USE PATTERNS:**

Petitioner's site presently consists of a single building with an accessory building. The uses approved with the PD (A garage door sales and contractor business) appear to still be in operation. Other commercial land uses in close proximity along Sagamore Parkway include restaurants, a grocery, a childcare center, banks, drug stores and retail/service businesses. Immediately beyond the commercial development associated with the Sagamore West corridor, both to the north and south, are large blocks of single-family residences.

**TRAFFIC AND TRANSPORTATION:**

The entrance to this site is from an access road that serves all the businesses along the north side of Sagamore Parkway and runs parallel to the parkway from Covington to a point approximately 400' to the east of this property.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Utilities located in a 20' drainage and utility easement along the north property line include overhead power lines, a 6" water main and 8" sanitary sewer line. A type "C" buffer yard is required for any NB zoned development abutting an R1 zone

**STAFF COMMENTS:**

The existing uses on the property, while in conformance with the planned development, are not in conformance with the NB zoning district. With the dominant by-right zoning district along Sagamore Parkway being NB and the properties adjacent to the subject property on the east and west being NB, clearly the precedent has been established as to how the city would like this part of Sagamore Parkway to commercially develop. With this rezone action, either by the existing uses remaining and falling into nonconformity or by the owner proceeding with the aforementioned Goodwill project, the purposes of the ordinance and the desires of the city will be served.

**STAFF RECOMMENDATION:**

Approval